

121.A

Map

0004

Block

0030.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,217,900 /

USE VALUE: 1,217,900 /

ASSESSED: 1,217,900 /

Total Card /

Total Parcel

1,217,900

1,217,900

1,217,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		ADDISON ST, ARLINGTON

OWNERSHIP

Owner 1:	MARTIN LEON & RAKU
Owner 2:	
Owner 3:	
Street 1:	30 ADDISON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	UNSWORTH JOHN M & MARGARET S -
Owner 2:	-
Street 1:	457 HARRISON ST
Twn/City:	SCOTTSVILLE
St/Prov:	VA
Postal:	24590

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1810, having primarily Wood Shingle Exterior and 3039 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7601																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	1,217,900			1,217,900
Total Card	0.000	1,217,900			1,217,900
Total Parcel	0.000	1,217,900			1,217,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	400.76	/Parcel:	400.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	1,199,500	0	.		1,199,500	1,199,500	Year End Roll	12/18/2019
2019	102	FV	1,052,700	0	.		1,052,700	1,052,700	Year End Roll	1/3/2019
2018	102	FV	931,900	0	.		931,900	931,900	Year End Roll	12/20/2017
2017	102	FV	850,300	0	.		850,300	850,300	Year End Roll	1/3/2017
2016	102	FV	850,300	0	.		850,300	850,300	Year End	1/4/2016
2015	102	FV	773,600	0	.		773,600	773,600	Year End Roll	12/11/2014
2014	102	FV	738,600	0	.		738,600	738,600	Year End Roll	12/16/2013
2013	102	FV	738,600	0	.		738,600	738,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
UNSWORTH JOHN M	74995-586	1	6/29/2020		1,100,000	No	No		
FLANDERS KEVIN,	59206-155		5/31/2012		784,000	No	No		
FORTGANG RON S	51910-360		11/20/2008		823,000	No	No		
PITTS MARK P	41793-429		1/16/2004		741,630	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2004	117	Redo Bat	10,000			G6	GR FY06	NEW SHOWER
2/2/2004	56	Redo Bat	5,000			G6	GR FY06	REPL TUB & SINK

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2020	SQ Returned	JO	Jenny O
7/16/2020	SQ Mailed	MM	Mary M
7/26/2018	Measured	DGM	D Mann
4/29/2005	External Ins	BR	B Rossignol
2/14/2005	Info Fm Prmt	BR	B Rossignol
11/9/2000	Missed Appt.	264	PATRIOT
11/17/1999	Mailer Sent		
10/26/1999	Measured	266	PATRIOT
7/9/1992		JK	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aporo

2021

Type:	99 - Condo Conv		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrckorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	2 - Slate		
Color:	RED		
View / Desir:			

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

[illegible]

GENERAL INFORMATION

Grade: B - Good	
Year Blt: 1810	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	50.000000000
Name:	

RESIDENTIAL GRID													
1st Res Grid		Desc: Line 1								# Units: 1			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals			RM:s: 9					BR:s: 4		Baths: 1			HB 1

REMODELING

Exterior:	
Interior:	2003
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	13 - Earth		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	0.99550837
Const Adj.:	1.00805056
Adj \$ / SQ:	296.039
Other Features:	110716
Grade Factor:	1.33
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1276614
Depreciation:	58724
Depreciated Total:	1217889

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	374.05	
Special Features:	0	Val/Su Net:	400.76	
Final Total:	1217900	Val/Su SzAd	400.76	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	3,039	296.040	899,663	
Net Sketched Area:		3,039	Total:	899,663	
Size Ad	3039	Gross Are	3039	FinArea	3039

SUB AREA DETAIL

[illegible]

IMAGE



AssessPro Patriot Properties, Inc